026.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	912,700 / 912,700
					USE VALUE:	912,700 / 912,700
					ASSESSED:	912,700 / 912,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		MARATHON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAMBERTSON PAUL F & ELEANOR
Owner 2:	
Owner 3:	
Street 1:	49 MARATHON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LAMBERTSON PAUL F & ELEANOR -
Owner 2:	-
Street 1:	49 MARATHON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1910, having primarily Wood Shingle Exterior and 2918 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	451,400	5,300	456,000	912,700
Total Card	0.115	451,400	5,300	456,000	912,700
Total Parcel	0.115	451,400	5,300	456,000	912,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 312.81 | /Parcel: 312.8

PREVIOUS ASSESSMENT

Parcel ID: 026.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	451,500	5300	5,000.	456,000	912,800	912,800	Year End Roll	12/18/2019
2019	104	FV	349,500	5300	5,000.	484,500	839,300	839,300	Year End Roll	1/3/2019
2018	104	FV	349,500	5300	5,000.	353,400	708,200	708,200	Year End Roll	12/20/2017
2017	104	FV	327,100	5300	5,000.	307,800	640,200	640,200	Year End Roll	1/3/2017
2016	104	FV	327,100	5300	5,000.	262,200	594,600	594,600	Year End	1/4/2016
2015	104	FV	290,400	5300	5,000.	256,500	552,200	552,200	Year End Roll	12/11/2014
2014	104	FV	290,400	5300	5,000.	210,900	506,600	506,600	Year End Roll	12/16/2013
2013	104	FV	302,600	5300	5,000.	200,600	508,500	508,500		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2155

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAMBERTSON PAUL	54093-433		1/4/2010	Family	1	No	No		
	7545-22		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/10/2017	MEAS&NOTICE	KB	Kevin B
5/4/2009	Measured	189	PATRIOT
11/18/1999	Inspected	267	PATRIOT
10/1/1999	Mailer Sent		
10/1/1999	Measured	263	PATRIOT
8/14/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 456,000 | Spl Credit | Total: 456,000

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 17662

GIS Ref:

GIS Ref:

Insp Date: 07/10/17

!2155!

Entered Lot Size

Total Land:

Land Unit Type:

PRINT

Date	Time
12/10/20	17:38:12

LAST REV

Date	Time
08/03/17	17:00:28

ekelly

USER DEFINED

Prior Id # 1:	17662
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	6 - Stucco	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09529257
Const Adj.:	0.99495000
Adj $ / SQ:	185.259
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	654247
Depreciation:	202817
Depreciated Total:	451431

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	6	Baths:	2	HB	

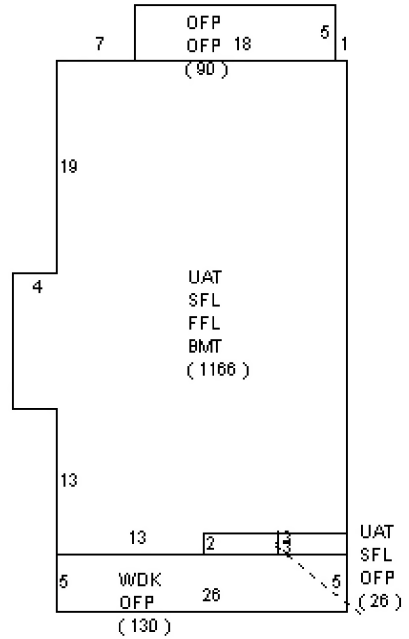
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	6	3	
Totals			
2	13	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	185.26
Special Features:	0	Val/Su Net:	105.27
Final Total:	451400	Val/Su SzAd	191.43

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,192	185.260	220,829
BMT	Basement	1,166	60.020	69,988
FFL	First Floor	1,166	185.260	216,012
OFP	Open Porch	336	21.300	7,158
UAT	Upper Attic	298	124.120	36,989
WDK	Deck	130	13.620	1,771

Net Sketched Area:	4,288	Total:	552,747

Size Ad	2358	Gross Are	5182	FinArea	2918

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	
UAT	100	FLA	90		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 026.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1910	21.58	T	40	104			4,900			4,900
19	Patio	D	Y	1	8X12	A	AV	1970	6.00	T	39.2	104			400			400

More:	N	Total Yard Items:	5,300	Total Special Featues:		Total:	5,300